Georgetown — #1 of 7: Share of Homes in 50-Unit Buildings or Larger

Georgetown leads Texas in apartment-style living

Source: ALEX Intelligence · Published November 26, 2026

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THE DATA

7.2%

Share of Homes in 50-Unit Buildings or Larger (2024)

Georgetown’s 7.2% share of homes in large buildings or complexes is the highest in Texas among cities with comparable population and age demographics.

This figure reflects a unique housing mix in Georgetown: a high concentration of multi-unit structures, particularly in Sun City Georgetown and near the downtown corridor. Unlike traditional apartment-heavy urban centers, this density is driven by active adult communities and master-planned residential zones designed for phased development. The data suggests that the city is not simply adding units, but reshaping its housing typology toward clustered, amenity-rich living.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-26-georgetown-tx-apartment-share-place-mkt

01

Density as a strategic advantage

Georgetown’s high share of large-unit housing isn’t a sign of urbanization—it’s a deliberate design outcome. The city’s zoning and community planning have prioritized walkable, amenity-integrated neighborhoods over single-family sprawl. This approach supports long-term infrastructure efficiency, lowers per-capita utility costs, and enhances resident retention in an aging population. For investors, this indicates a stable, low-churn housing base with predictable maintenance and management profiles.

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02

The quiet shift from ownership to stewardship

With 7.2% of homes in 50-unit or larger buildings, Georgetown is quietly transitioning toward a stewardship-based real estate model. These complexes often operate under shared governance, with HOA-like structures that emphasize collective maintenance and long-term value preservation. This structure may reduce the volatility of resale markets and insulate residents from sudden price swings—critical in a region with high fixed-income populations. The trend suggests that future value growth will be less tied to individual property flipping and more to community-level asset health.

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